

LEAVESDEN COUNTRY PARK



FRANKHAM



CLIENT Three Rivers District Council

VALUE £178,952

DATE August 2018 - November 2018

PROJECT

Three Rivers District Council required a stand-alone, low impact building that would provide a combined heritage & wildlife hub, which was to include an office for the new Park Ranger. The building's appearance was to match the adjoining, recently completed Café building. The Hive (the heritage & wildlife centre) is the first stage in a multi-phase redevelopment of Leavesden Country Park that includes a Heritage Trail, restoration & conservation works, refurbished play areas, Remembrance Garden, community activity programme & dedicated Park Ranger. The project is financially supported by the Heritage Lottery Fund, Warner Bros Studios Leavesden & Three Rivers District Council.

Although the plans drawn up by the winning tenderer were comprehensive, they were less than clear in respect of floor levels. The Client expected the floor level to be the same as the adjoining YMCA building, however it was soon obvious that this would cause issues with Building Regulation compliant ramps, guarding and the like. In order to overcome these problems TRDC was advised to keep the floor to The Hive as low as possible, this together with the forced move of the building forward meant that the front ramp was kept to a minimum.

Challenges: The drawing (produced by others) showed a foul drain running below the building. Unfortunately, the actual position was almost within the rear foundation trench. This meant that the building had to be moved forward. Without keeping the ramp at the front to a minimum, guarding and other steps would have been needed to ensure a sensible approach to the building was maintained.

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